

SNAPSHOT of HOME Program Performance--As of 03/31/11 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	12		
% of Funds Committed	96.01 %	98.83 %	10	97.21 %	41	39	
% of Funds Disbursed	83.68 %	93.72 %	12	90.53 %	14	16	
Leveraging Ratio for Rental Activities	5.02	3.94	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	58.65 %	94.16 %	11	85.01 %	5	6	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.09 %	83.71 %	3	73.71 %	85	84	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.66 %	83.69 %	12	81.48 %	17	20	
% of 0-30% AMI Renters to All Renters***	24.30 %	47.61 %	12	45.54 %	11	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.53 %	99.59 %	10	96.14 %	55	52	
Overall Ranking:				In State:	11 / 12	Nationally:	25
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,217	\$18,635		\$28,248	428 Units	49.40 %	
Homebuyer Unit	\$8,776	\$15,277		\$15,487	366 Units	42.20 %	
Homeowner-Rehab Unit	\$33,050	\$15,370		\$0	73 Units	8.40 %	
TBRA Unit	\$0	\$2,097		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$72,126	\$73,317	\$37,592
State:*	\$75,144	\$76,901	\$19,718
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.9	1.9	2.7	0.0	Single/Non-Elderly:	34.0	14.2	23.3	0.0
Black/African American:	98.1	95.4	87.7	0.0	Elderly:	5.4	0.8	26.0	0.0
Asian:	0.0	0.0	1.4	0.0	Related/Single Parent:	46.9	55.5	27.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.9	20.5	12.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.7	8.7	11.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.5	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.7	1.4	8.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	29.8	14.5	37.0	0.0	Section 8:	9.6	0.5 [#]		
2 Persons:	24.9	24.0	20.5	0.0	HOME TBRA:	0.2			
3 Persons:	23.7	25.4	8.2	0.0	Other:	14.1			
4 Persons:	12.4	21.0	12.3	0.0	No Assistance:	76.1			
5 Persons:	6.3	9.0	12.3	0.0					
6 Persons:	2.6	3.3	5.5	0.0					
7 Persons:	0.2	2.2	2.7	0.0					
8 or more Persons:	0.0	0.3	1.4	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			20	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary

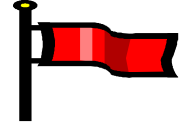
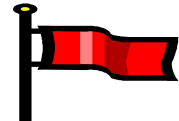
State: IN

Group Rank: 25
 (Percentile)

State Rank: 11 / 12 PJs

Overall Rank: 0
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	58.65	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	92.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.66	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	99.53	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	3.15	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

